

1 BILL NO. R-85-11-59

2 DECLARATORY RESOLUTION NO. R-150-85

3 A DECLARATORY RESOLUTION confirming
4 the designation of an "Economic Re-
5 vitalization Area" under I.C. 6-1.1-
6 12.1.

7 WHEREAS, Common Council has previously designated by
8 Declaratory Resolution the following described property as an
9 "Economic Revitalization Area" under Division 6, Article II,
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,
11 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

12 Part of Block 34, Interstate Industrial
13 Park, Section "H", an Addition to the
14 City of Fort Wayne, Indiana, more parti-
15 cularly described as follows, to-wit:

16 Beginning on the North line of said
17 Block 34 at a point situated 300.0 feet
18 North 90 degrees 00 minutes West (deed
19 bearing) from the Northeast corner of
20 said Block 34; thence North 90 degrees
21 00 minutes West, on and along said
22 North line, being also the South right-
23 of-way line of Research Drive, a distance
24 of 229.3 feet; thence South 00 degrees
25 00 minutes West and parallel to the East
26 line of said Block 34, a distance of
27 400.0 feet to a point on the South line
28 of said Block 34; thence South 90 degrees
29 00 minutes East, on and along said South
30 line, a distance of 229.3 feet; thence
31 North 00 degrees 00 minutes East and
32 parallel to the East line of said Block
33 34, a distance of 400.0 feet to the
34 point of beginning;

35 said property more commonly known as Research Drive, Interstate
36 Industrial Park, Fort Wayne, Indiana;

37 WHEREAS, recommendations have been received from the
38 Committee on Finance and the Department of Economic Development
39 concerning said Resolution;

40 WHEREAS, notice of the adoption and substance of said
41 Resolution has been published in accordance with I.C. 5-3-2 and
42 a public hearing has been conducted on said Resolution;

1 Page Two

2 WHEREAS, if said Resolution involves an area that has
3 already been designated an allocation area under I.C. 36-7-14-39,
4 the Fort Wayne Redevelopment Commission has adopted a Resolution
5 approving the designation.

6 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
7 THE CITY OF FORT WAYNE, INDIANA:

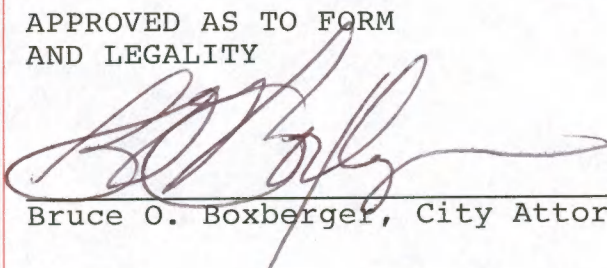
8 SECTION 1. That, the Resolution previously designating
9 the above described property an "Economic Revitalization Area" is
10 confirmed in all respects.

11 SECTION 2. That, the above described property is here-
12 by declared an "Economic Revitalization Area" pursuant to I.C. 6-
13 1.1-12.1, said designation to begin on the effective date of this
14 Resolution and continue for one (1) year. Said designation shall
15 terminate at the end of that one (1) year period.

16 SECTION 3. That this Resolution shall be in full force
17 and effect from and after its passage and any and all necessary
18 approval by the Mayor.

19
20 
21 Councilmember

22 APPROVED AS TO FORM
23 AND LEGALITY

24 
25 Bruce O. Boxberger, City Attorney
26
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Read the first time in full and on motion by Ensign
seconded by Quinn, and duly adopted, read the second time
by title and referred to the Committee Finance (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne
Indiana, on Tuesday, the 12th day of
November, 19 85, at 7:00 o'clock P..M., E.S.

DATE: 11-26-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Ensign,
seconded by Quinn, and duly adopted, placed on its
passage. PASSED (~~LOST~~) by the following vote:

| | <u>AYES</u> | <u>NAYS</u> | <u>ABSTAINED</u> | <u>ABSENT</u> | <u>TO-WIT:</u> |
|--------------------|---------------|---------------|------------------|---------------|----------------|
| <u>TOTAL VOTES</u> | <u>8</u> | <u> </u> | <u> </u> | <u>1</u> | <u> </u> |
| <u>BRADBURY</u> | <u>✓</u> | <u> </u> | <u> </u> | <u> </u> | <u> </u> |
| <u>BURNS</u> | <u>✓</u> | <u> </u> | <u> </u> | <u> </u> | <u> </u> |
| <u>EISBART</u> | <u>✓</u> | <u> </u> | <u> </u> | <u> </u> | <u> </u> |
| <u>GiaQUINTA</u> | <u> </u> | <u> </u> | <u> </u> | <u>✓</u> | <u> </u> |
| <u>HENRY</u> | <u>✓</u> | <u> </u> | <u> </u> | <u> </u> | <u> </u> |
| <u>REDD</u> | <u>✓</u> | <u> </u> | <u> </u> | <u> </u> | <u> </u> |
| <u>SCHMIDT</u> | <u>✓</u> | <u> </u> | <u> </u> | <u> </u> | <u> </u> |
| <u>STIER</u> | <u>✓</u> | <u> </u> | <u> </u> | <u> </u> | <u> </u> |
| <u>TALARICO</u> | <u>✓</u> | <u> </u> | <u> </u> | <u> </u> | <u> </u> |

DATE: 12-10-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as (ANNEXATION) (~~APPROPRIATION~~) (~~GENERAL~~)

(~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. 9-150-85
on the 10th day of December, 19 85,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

James Stier
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 11th day of December, 19 85,
at the hour of 11:00 o'clock A..M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 12th day of December,
19 85, at the hour of 8:30 o'clock A..M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Poll Properties
2. Owner(s) Poll Properties
3. Address of Owner(s) P. O. Box 557
Toledo, Ohio 43693
Attention: Richard W. Poll
4. Telephone Number of Owner(s): (419) 255-1660
5. Relationship of Applicant to Owner(s) if any N/A
6. Address of Applicant Same
7. Telephone number of Applicant: () Same
8. Address of Property Seeking Designation Research Drive
9. Legal Description of Property Proposed for Designation
(may be attached) See Addendum
10. Township Washington
11. Taxing District Fort Wayne - Washington

12. Current Zoning I-2
13. Variance Granted (if any) _____
14. Current Use of Property
- a. How is property presently used? Unimproved, vacant
real estate.
- b. What Structure(s) (if any) are on the property? None.
- b. What is the condition of this structure/these
structur N/A
15. Current Assessed Value of Real Estate _____
- a. Land \$6,800.00
- b. Improvements -0-
16. Amount of Total Property Taxes Owed During the Immediate
Past Year
- \$530.02
17. Description of Proposed Improvements to the Real
Estate _____
1,500 square foot warehouse and distribution facility with offices.
18. Development Time Frame
- a. When will physical aspects of development or
rehabilitation begin?
- Immediately.
- b. When is completion expected? March, 1986.
19. Cost of Project (not including land costs) \$520,000.00

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at or in connection with the project after it is completed? 8

b. What is the nature of those jobs? Truck drivers,
sales personnel, secretaries, cashiers, laborers.

c. Anticipated time frame for reaching employment level stated above?

Immediately.

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None.

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

The Interstate Industrial Park has experienced lack of
development in recent years. This has also been one of the
slower growth areas in Fort Wayne.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? _____

The project will create new jobs, increase the payroll tax, and
add to the property tax base.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

N/A

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

Yes _____

No X

26. Financing on Project

What is the status of financing connected with this project? The applicant has reached an agreement with

Fort Wayne National Bank pursuant to which the Bank

will purchase the entire principal amount of the

\$570,000 Economic Development Bond to be issued for

purposes of financing this project.

I hereby certify that the information and representation on this Application are true and complete.

POLL PROPERTIES

By:

Richard W. Poll
Signature (s) of Owners

Richard W. Poll

11/18/85

Date

Charles H. Hall

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Approved or Denied? Date:

Allocation Area:

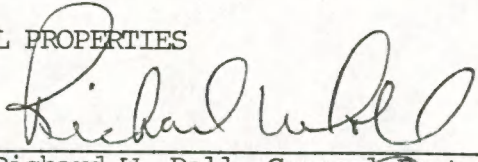
ADDENDUM TO APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

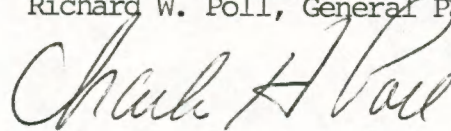
Part of Block 34, Interstate Industrial Park, Section "H", an Addition to the City of Fort Wayne, Indiana, more particularly described as follows, to-wit:

Beginning on the North line of said Block 34 at a point situated 300.0 feet North 90 degrees 00 minutes West (deed bearing) from the Northeast corner of said Block 34; thence North 90 degrees 00 minutes West, on and along said North line, being also the South right-of-way line of Research Drive, a distance of 229.3 feet; thence South 00 degrees 00 minutes West and parallel to the East line of said Block 34, a distance of 400.0 feet to a point on the South line of said Block 34; thence South 90 degrees 00 minutes East, on and along said South line, a distance of 229.3 feet; thence North 00 degrees 00 minutes East and parallel to the East line of said Block 34, a distance of 400.0 feet to the point of beginning.

POLL PROPERTIES

By:


Richard W. Poll, General Partner



Admn. Appr. _____

DIGEST SHEET

B-85-11-59

TITLE OF ORDINANCE Declaratory ResolutionDEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1. (Poll
Properties; Research Drive, Interstate Industrial Park)

EFFECT OF PASSAGE A 1,500 square foot warehouse and distribution facility
with offices will be constructed on unimproved, vacant real estate,
creating new jobs, increasing the payroll tax, and adding to the
property tax base of the City.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$520,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____



The City of Fort Wayne

November 27, 1985

Ms. Trudy Sterling
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Sterling:

Please give the attached full coverage on date of
November 29, 1985, in both the News Sentinel and
Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Declaratory Resolutions

Bill Nos. R-85-11-54 & R-85-11-55
Bill Nos. R-85-11-56 & R-85-11-57
Bill Nos. R-85-11-58 & R-85-11-59
Bill Nos. R-85-11-60 & R-85-11-61

Please send us 4 copies of the Publisher's Affidavit
from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 1

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-85-11-58 AND R-85-11-59)

Notice is hereby given that the Common Council of the City
of Fort Wayne, Indiana, approved a Resolution on November 26, 1985,
date

designating property at Poll Properties; Research Drive,

Interstate Industrial Park, Fort Wayne, IN

an Economic Revitalization Area. A description of the affected area
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether
the above described resolution should be confirmed, modified and
confirmed or rescinded on Tuesday, December 10, 1985; at 7:00 P.M.
date, time & place
Common Council Conference Room 128, One Main Street, City-County Building,
Fort Wayne, IN

If confirmed, said designation shall continue for one (1) year after
confirmation.

All interested persons are invited to attend and be heard
at the public hearing.

Sandra E. Kennedy

Sandra E. Kennedy
City Clerk

Fort Wayne Common Council

To JOURNAL-GAZETTE Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

Allen (Governmental Unit)
County, IN

PUBLISHER'S CLAIM

LINE COUNT

| | | |
|---|-----------------|----|
| Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines | | |
| Head | number of lines | 4 |
| Body | number of lines | 17 |
| Tail | number of lines | 2 |
| Total number of lines in notice | | 23 |

COMPUTATION OF CHARGES

| | | | | |
|---|---|---------------------|---------------------|------|
| 23 | 1 | 23 | .300¢ | 6.90 |
| lines, cents per line | | columns wide equals | equivalent lines at | \$ |
| Additional charge for notices containing rule or tabular work (50 per cent of above amount) | | | | |
| Charge for extra proofs of publication (50 cents for each proof in excess of two) | | 2 extra | | 1.00 |
| TOTAL AMOUNT OF CLAIM | | | | 7.90 |

DATA FOR COMPUTING COST

| | |
|-----------------------------------|--|
| Width of single column 12.5 picas | Size of type 6 point |
| Number of insertions 1 | Size of quad upon which type is cast 6 |

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Roose

Nov. 30 85
Date 19

Title CLERK

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the JOURNAL-GAZETTE DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, one time which was duly published in said paper for the dates of publication being as follows: 11/30/85

Subscribed and sworn to me before this 30th day of November 1985

Anne M. Perkins Notary Public

November 29, 1989

My commission expires

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-85-11-58 AND R-85-11-59)
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on November 26, 1985 designating property at Poll Properties; Research Drive, Interstate Industrial Park, Fort Wayne, Indiana, an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.
Common Council will conduct a public hearing on whether the above-described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, December 10, 1985, at 7:00 P.M., Common Council Conference Room 128, One Main Street, City-County Building, Fort Wayne, IN
If confirmed, said designation shall continue for one (1) year after confirmation.
All interested persons are invited to attend and be heard at the public hearing.
Sandra E. Kennedy
City Clerk

11-30

Fort Wayne Common Council
(Governmental Unit)
Allen County, IN

To NEW-SENTINEL Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines
Head number of lines
Body number of lines
Tail number of lines
Total number of lines in notice

COMPUTATION OF CHARGES

23 lines, 1 columns wide equals 23 equivalent lines at 300c \$ 6.90
Additional charge for notices containing rule or tabular work (50 per cent of above amount)
Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra 1.00
TOTAL AMOUNT OF CLAIM \$ 7.90

DATA FOR COMPUTING COST

Width of single column 12.5 picas Size of type 6 point
Number of insertions 1 Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Roose
Date Nov. 30, 19 85 Title CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:
Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the NEWS-SENTINEL a DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time, the dates of publication being as follows: 11/30/85

Subscribed and sworn to me before this 30th day of November 19 85
Anne M. Perkins Notary Public
My commission expires November 29, 1989

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-85-11-58 AND R-85-11-59)
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If confirmed, said designation shall continue for one (1) year after confirmation.
All interested persons are invited to attend and be heard at the public hearing.
Sandra E. Kennedy
City Clerk
11-30

BILL NO. R-85-11-59

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) confirming the
designation of an "Ecnomic Revitalization Area" under I.C.

6-1.1-12.1

HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ~~(ORDINANCE)~~
(RESOLUTION) DO PASS DO NOT PASS WITHDRAWN

YES

NO

B. A. Eisbart
BEN A. EISBART
CHAIRMAN

Janet G. Bradbury
JANET G. BRADBURY
VICE CHAIRWOMAN

Samuel J. Talarico
SAMUEL J. TALARICO

Thomas C. Henry
THOMAS C. HENRY

James S. Stier
JAMES S. STIER

CONCURRED IN 12-10-85

SANDRA E. KENNEDY
CITY CLERK